

Reopen Nicollet Working Group
Tuesday June 18, 2013
Room 315 City Hall
3:00pm to 4:00pm

1. Welcome and introductions: *Council Member Lilligren*
2. Developer and stores update: *David Frank*
 - As a backup to Sherman Associates, David Frank has been having discussions with the property owners and the retail operators, including a conversation recently with the Supervalu land owners. They may be willing to enter into an agreement soon for either a lease or a purchase of their property. Staff will prepare financial analysis which includes income and expenses during a potential holding period.
3. Project area: *Paul Mogush*
 - Paul is analyzing the current zoning situation in the area. Some zoning map and/or text changes may be necessary to ensure that development is consistent with the Midtown Minneapolis Plan.
4. Project schedule: *David Frank*
 - Work on a “reverse critical path” to figure the timing connections between the 35W Transit Access Project and reopening Nicollet.
 - Modify language of schedule from, “developer site control” to, “friendly site control” and adjust dates.
 - Revised key milestones:
 - August 1, 2013 Friendly site control – Supervalu land and store lease
 - November 1, 2013 Friendly site control – entire site, including store leases
 - November 1, 2013 or earlier Begin expanded community engagement process (project advisory committee structure)
 - N/A Written agreement between City and developer for deal terms (right of way acquisition, potential public subsidy, other)
5. City Council appropriation: *Don Elwood*
 - The adopted City budget for 2013 includes funding to support project predevelopment costs.
6. Community and stakeholder engagement: *David Frank*
 - Public members of the Working Group invited in July 2013.